

# FINAL PLAT "TRES AGUA VILLAS"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## NOTES

1. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
2. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 10' BACK OF THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN THE SANITARY SEWER EASEMENT EXCEPT PUBLIC SANITARY SEWER MAINS, PAVING, WOODEN, WIRE OR REMOVABLE SECTION TYPE FENCING. THE TRUNKS OF LARGE LANDSCAPING PLANTS SUCH AS PALO VERDE AND MESQUITE TREES SHALL BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE OUTSIDE EDGE OF THE SANITARY SEWER PIPE. NO VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT EXCEPT GRASS AND/OR GROUND COVER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT LANDSCAPE ARCHITECT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION OR REPAIR.
6. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN THE PUBLIC UTILITY EASEMENT EXCEPT PAVING, WOODEN, WIRE OR REMOVABLE SECTION TYPE FENCING. NO VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT EXCEPT GRASS AND/OR GROUND COVER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT LANDSCAPE ARCHITECT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION OR REPAIR.

## OWNER/DEVELOPER

DYER PROPERTIES, L.L.C.  
CONTACT: PHYLLIS KERSEG  
6012 E MESCAL STREET  
SCOTTSDALE, AZ 85254  
TEL: (480) 998-0104

## AREA

SUBDIVISION  
206,007 SQ.FT. 4.7293 ACRES (GROSS)  
170,674 SQ.FT. 3.9181 ACRES (NET)  
LOT 1  
87,000 SQ.FT. 1.9972 ACRES (NET)  
LOT 2  
83,674 SQ.FT. 1.9209 ACRES (NET)

## DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT DYER PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS PLATTED UNDER THE NAME "TRES AGUA VILLAS", A COMMERCIAL SUBDIVISION BEING A PORTION OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "TRES AGUA VILLAS", A COMMERCIAL SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT THE LOTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT DYER PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF, DYER PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED AGENT THEREUNTO DULY AUTHORIZED TO DO SO;

DATED THIS 8<sup>th</sup> DAY OF June, 2007.

DYER PROPERTIES, L.L.C.

BY: Victor J. Dyer

ITS: Partner

## ACKNOWLEDGMENT

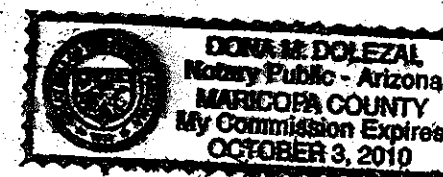
STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS 8<sup>th</sup> DAY OF June, 2007 BEFORE ME PERSONALLY APPEARED Victor J. Dyer, WHO ACKNOWLEDGED HIMSELF TO BE Partner OF DYER PROPERTIES, L.L.C., BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:  
I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Dona M. Dolezal DATE: 6/8/07



## APPROVALS

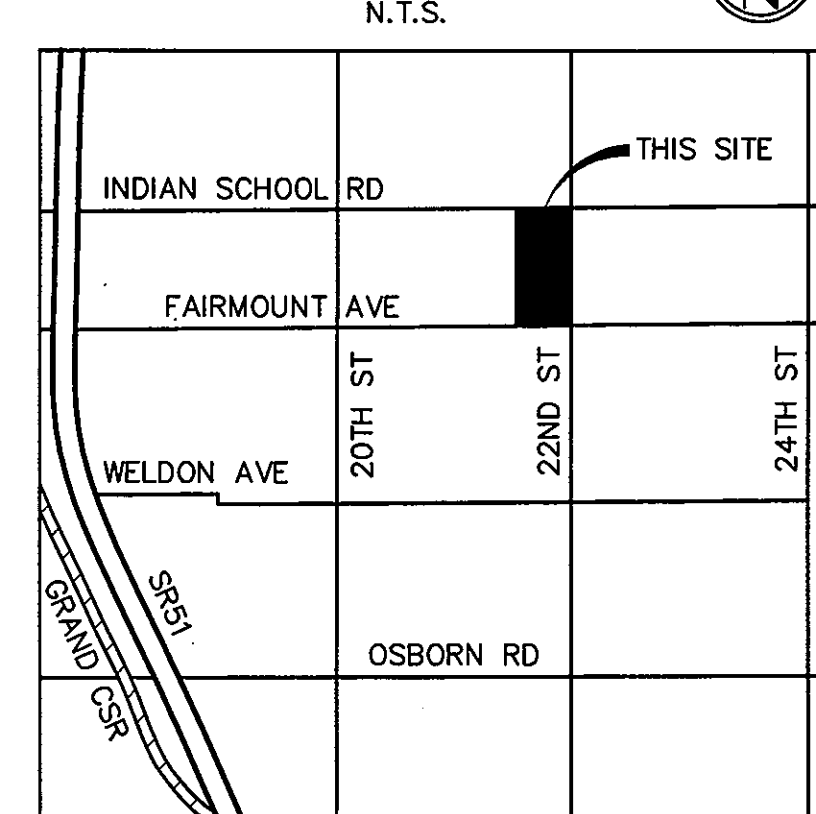
APPROVED BY: Erik J. J... DATE: 6/12/07  
FOR THE DEVELOPMENT  
SERVICES DEPARTMENT

APPROVED BY THE CITY COUNCIL OF PHOENIX, ARIZONA

THIS 2<sup>nd</sup> DAY OF July, 2007.

ATTEST: Ilario Dominguez  
CITY CLERK

## VICINITY MAP



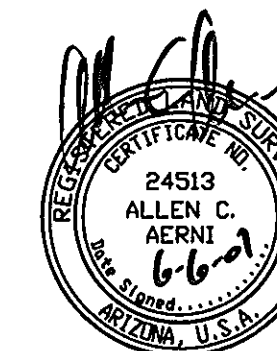
## BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF INDIAN SCHOOL ROAD, BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, HAVING A BEARING OF NORTH 89°31'58" EAST.

## CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTIONS DURING THE MONTH OF MAY, 2007; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: ALLEN C. AERNI, R.L.S. 24513



BOOK 944 PAGE 38  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2007-0965059  
08/28/2007 03:26 PM

PLAT# 070096  
KIVA# 05-4091  
SDEV# 0501512  
Q.S.# 16-32

	<b>Hersey Aerni &amp; Associates</b>	DESIGN: DBT
	5025 S. ASH AVE, SUITE B/3 TEMPE, ARIZONA 85282 (480) 897-0018	DRAWN: CAD
<b>FINAL PLAT</b> <b>"TRES AGUA VILLAS"</b>	JOB NO. 7134 DATE: 6/6/07 SHEET 1 OF 2	CHECK: ACA
		SCALE: HORZ: N/A VERT: N/A

RECORDERS COPY

Tres Agua Villas